

MITIGATED NEGATIVE DECLARATION

FILE: P23-0006 Hackomiller Parcel Map

PROJECT NAME Hackomiller Parcel Map

NAME OF APPLICANT: Tom Van Noord

ASSESSOR'S PARCEL NO.: 088-021-040 **SECTION:** 2 T: 11N R: 10E

LOCATION: The property, identified by Assessor's Parcel Number 088-021-040, consists of a 169.85-acre parcel, located east of Hackomiller Road, approximately 0.4 miles northeast of the intersection with Garden Valley Road in the Garden Valley area, Supervisor District 4.

GENERAL PLAN AMENDMENT: **FROM:** **TO:**

REZONING: **FROM:** **TO:**

TENTATIVE PARCEL MAP

SUBDIVISION:

SUBDIVISION (NAME):

SPECIAL USE PERMIT TO ALLOW:

OTHER: A Tentative Parcel Map dividing an approximately 169.85-acre property into three (3) parcels that are respectively 40.05, 40.01, and 89.79 acres (Parcels A, B, and C). The proposed project does not consist of any physical construction on the existing project site, and thus this Initial Study is not required to evaluate the physical environmental effects of construction of new facilities. Rather, this Initial Study evaluates the reasonably foreseeable consequences of the parcel map, in particular, any uses that would be allowed "by-right" without further environmental review. These net new by-right uses could consist of residential units and agricultural structures, such as barns. The project site would be served by private on-site wells and septic systems. Electric service would be provided through Pacific Gas & Electric facilities.

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE REVISED INITIAL STUDY.

MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS.

OTHER:

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Planning Department hereby prepares this MITIGATED NEGATIVE DECLARATION. A period of thirty (30) days from the date of filing this mitigated negative declaration will be provided to enable public review of the project specifications and this document prior to action on the project by COUNTY OF EL DORADO. A copy of the project specifications is on file at the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

This Mitigated Negative Declaration was adopted by the Zoning Administrator on August 20, 2025.

Aaron Mount / dre
Executive Secretary